






Westward Road, Chingford, London, E4

Offers In The Region Of £499,995

Freehold

FOR SALE

 2  1  3

- 3 Bedroom 1930's mid terraced house
- Open Plan Lounge/Diner
- First Floor Bathroom
- Gas central heating
- Easy Access to Walthamstow & Highams Park
- Potential to Extend (STPP)
- EPC rating: E (50)
- Council tax band: D
- Rear garden
- Internal: 994 Sq ft (92 sq m)

A fantastic 1930s terraced house, located on Westward Road in South Chingford. Extended to create more communal living space on the ground floor, this is an ideal property for a growing family looking for their next home.

The ground floor really is ideally set out for modern family life, being essentially open plan, with each room flowing seamlessly into the next. The lounge diner stretches to over 24 feet, and has a box bay window to the front, allowing the light to flood in. The rear dining room section opens into the fitted kitchen to the rear. This latter room offers views of (and access to) the private garden.

Upstairs the layout is classic 1930s, with two solid double bedrooms (the front one again with a box bay) and a single. The modern family bathroom completes this floor. (in our opinion it would be possible to extend into the loft to create further space, subject to obtaining the usual consents and permissions).

Outside the rear garden is a delight. There is a mixture of lawn, border planting and gravel seating areas, as well as a shed at the far end for your garden equipment.

The location of this house means that you are close to all the local amenities of Chingford Mount. Several supermarkets are within easy reach, as is the A406 for the daily commute. Wander across Chingford Mount Road and you're in the charming Inks Green, whilst Highams Park is slightly further beyond. If swimming or working out is your thing, then just over the border in E17 you'll discover Waltham Forest Feel Good Centre.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen.

Reception Room One

13'11 x 11'5

Open to:

Reception Room Two/Dining Room

12'7 x 10'11

Open to reception room one & kitchen.

Kitchen

14'9 x 13'5

Open to reception room two/dining room. Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'11 x 11'5

Bedroom Two

12'2 x 11'6

Bedroom Three

8'1 x 5'11

First Floor Bathroom

5'11 x 5'11

Rear Garden

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

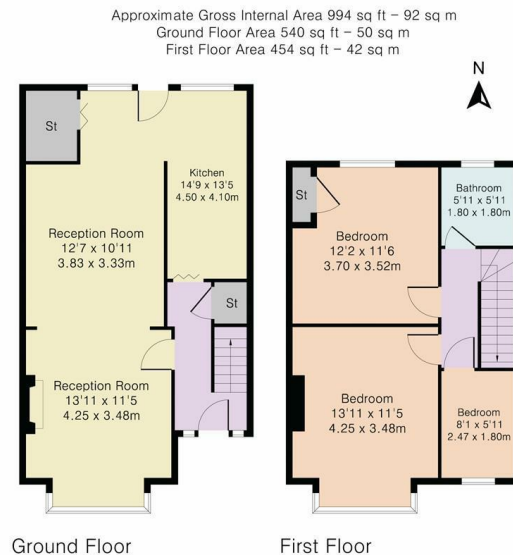
Notice:

All photographs are provided for guidance only.

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The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

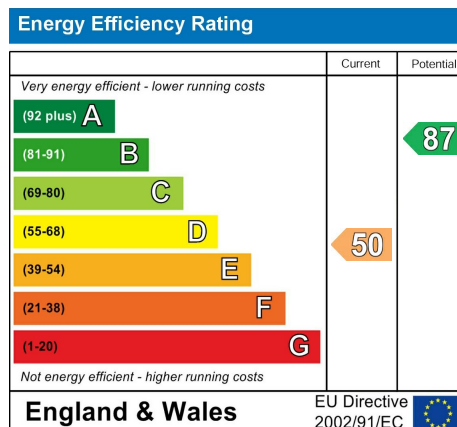
FLOORPLAN



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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